

North Street Nailsea BS48 4SX

£99,950

marktempler

RESIDENTIAL SALES





Property Type
Studio



How Big
288.00 sq ft



Bedrooms
Studio



Reception Rooms
Studio



Bathrooms
1



Warmth
Electric



Parking
Residents



Outside
Communal



EPC Rating
D



Council Tax Band
A



Construction
Standard



Tenure
Leasehold

Positioned on the fringes of Nailsea and close to open countryside, this well-designed top floor studio apartment is set within the desirable West End, offering a peaceful location with easy access to local amenities.

The accommodation is thoughtfully laid out and includes a spacious open-plan studio room measuring 17'2" x 16'3" (5.23m x 4.95m), incorporating a fitted kitchen area with integrated oven and hob. A separate entrance hallway leads to a bathroom, featuring a full-size bath with shower over, WC, and hand basin.

Externally, the property is surrounded by communal grounds, with residents' parking to the front and shared gardens to the rear.

This property presents a fantastic opportunity for first-time buyers, those looking to downsize, or investors seeking a low-maintenance addition to their portfolio. With a projected rental value of £675pcm, it offers a strong yield of approximately 8.1% based on the sale price of £99,950.



Top floor studio flat in Nailsea's popular West End – ideal first home or investment opportunity

HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.

Material Information

UTILITIES

Mains electric, water and drainage. Heating from a Gas basic Bermuda fire.
This information has been provided by the sellers and is correct to the best of our knowledge

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

Mobile coverage is limited to likely.

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.

LEASE INFORMATION

125 year lease from 04.09.1989

Service Charge = £45.02 pcm (£540.24 pa) which includes maintenance of the grounds and the building fabric. Buildings insurance (not contents) annual gas safety inspection.

Ground Rent = £10 pa

The lease permits pets - to be advised

The lease permits letting

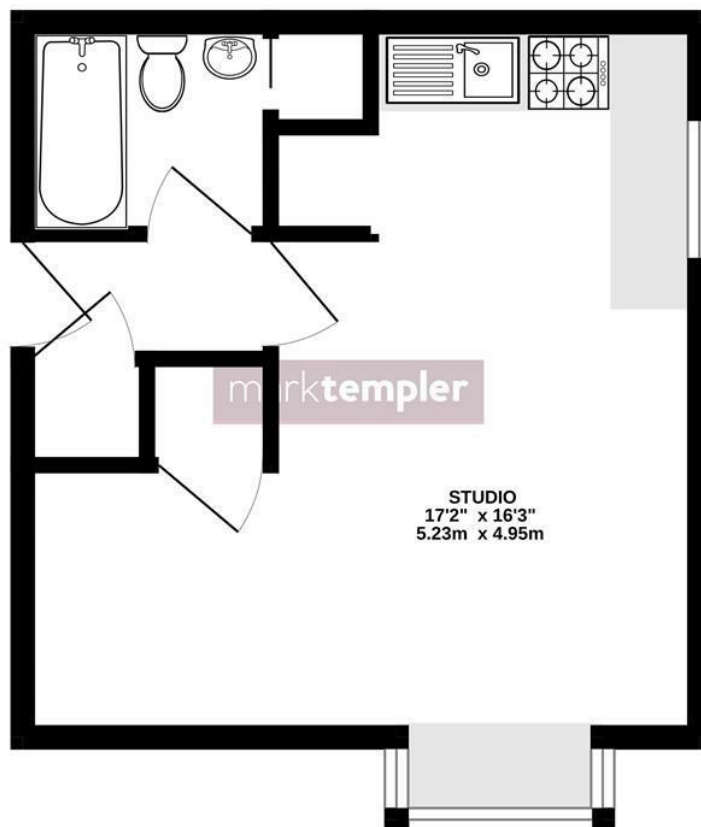
Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.

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SECOND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 288 sq.ft. (26.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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